

INVESTOR TEASER · KROSNO, PODKARPACIE, POLAND

A 3-hectare industrial complex next to the airport

Nine buildings, 13,931 m² of usable area, its own 15 kV transformer station and a 9.3% rental yield – offered by the trustee of Milomax S.A. in bankruptcy as an organised part of the enterprise.



2.99 ha

LAND · ~2.34 HA BUILT-UP

13,931 m²

USABLE AREA · 9 BUILDINGS

1 MW

CONNECTION POWER

PLN 1.0M

ANNUAL RENT (≈ USD 257K)

ASKING PRICE FROM

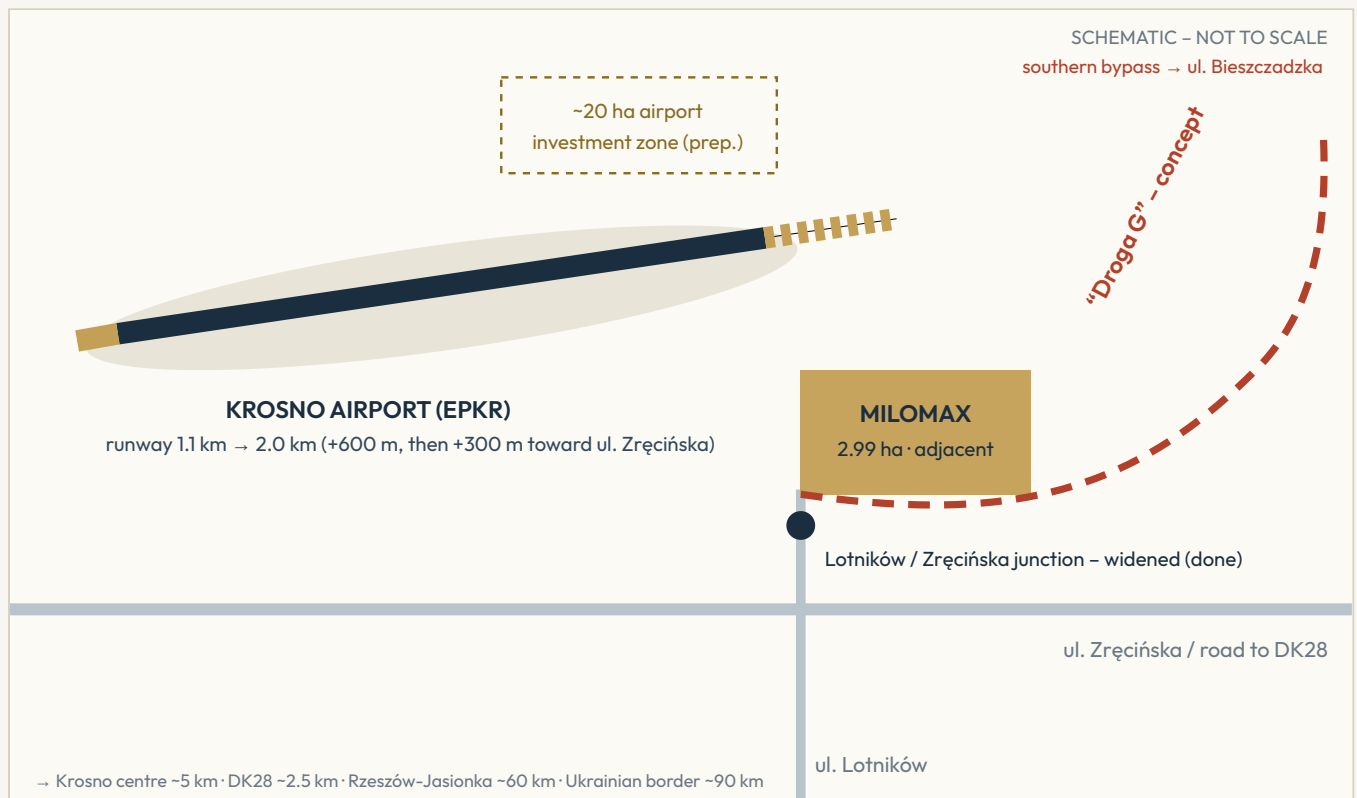
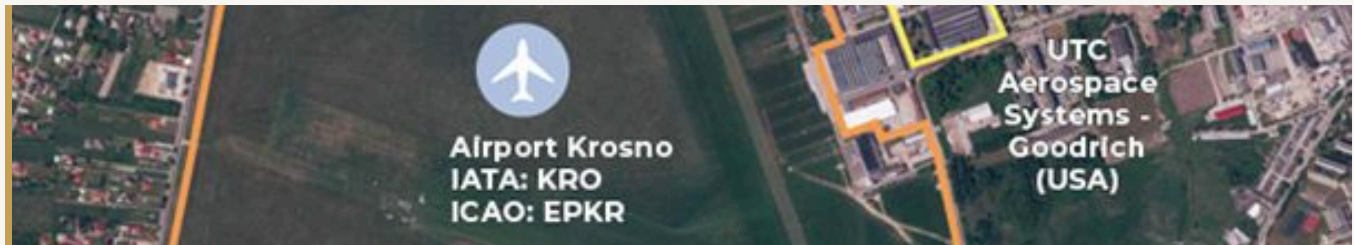
PLN 10.7 million

≈ USD 2.75M | ≈ PLN 768 / m² (USD 198 / m²)

Appraised value (25 Jan 2023): PLN 20.87M – the asking price is **~49% below appraisal**. Sale as an organised part of the enterprise; court order extinguishes encumbrances.

Next door to a runway being doubled

The complex adjoins Krosno airport, which the City is expanding under a PLN 45M+ programme (2026–2028), with a new bypass section – “Droga G” – planned alongside.



Airport programme (City of Krosno)

- PLN 45M+ programme 2026–2028 (≈ PLN 23M City + ~22M EU co-funding sought)
- Runway 1.1 → 2 km; code 2B → 3C; paved area 55,350 → 136,400 m²
- Environmental decision issued 1 Oct 2026 (building permit and funding still required)
- ~19,000 operations in 2025; 20,000+ expected 2026

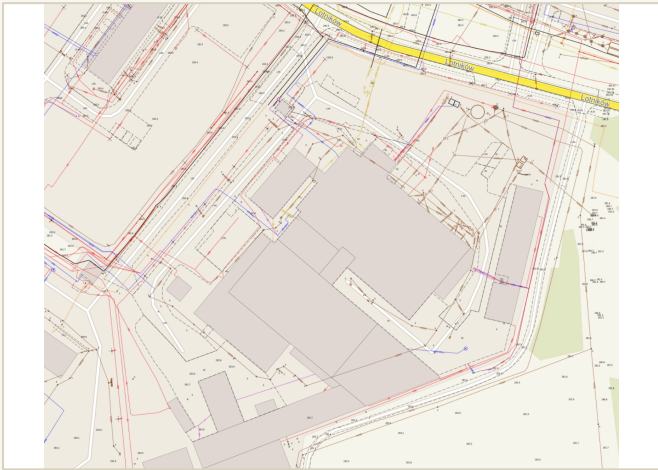
Roads & economy

- “Droga G”: concept for dual carriageway with bridge over the Lubatówka – no timetable or funding yet
- Lotników / Zręcińska junction widened (PLN 867k) – completed
- Eurocash distribution centre in Szczepańcowa: 18,000 m² on 5.5 ha
- 58 foreign-capital firms in Krosno incl. Goodrich Aerospace (USA), BWI (China)

Airport and road plans are projects of the City of Krosno and are not part of the sale. Map is a schematic illustration; positions are indicative. Distances approximate.

Fully serviced, ready to operate

Power, gas, water and wastewater are in place – with spare electrical capacity for expansion.



15 kV

OWN TRANSFORMER
STATION

1,000 kW

CONNECTION POWER

~700 kW

HEADROOM (300 KW
CONTRACTED)

B23

TARIFF · PGE OBRÓT S.A.

Gas

High-pressure gas supply on site.

Water

Own wells S-1 / S-2; town water and sewer connection ready to activate.

Wastewater

Industrial wastewater outlet; stormwater and groundwater permitted.

Environmental permits – 3 in force

Air emissions	valid to 1 Oct 2034
Industrial wastewater	valid to 6 Sep 2027
Groundwater / stormwater	valid to 8 Apr 2039

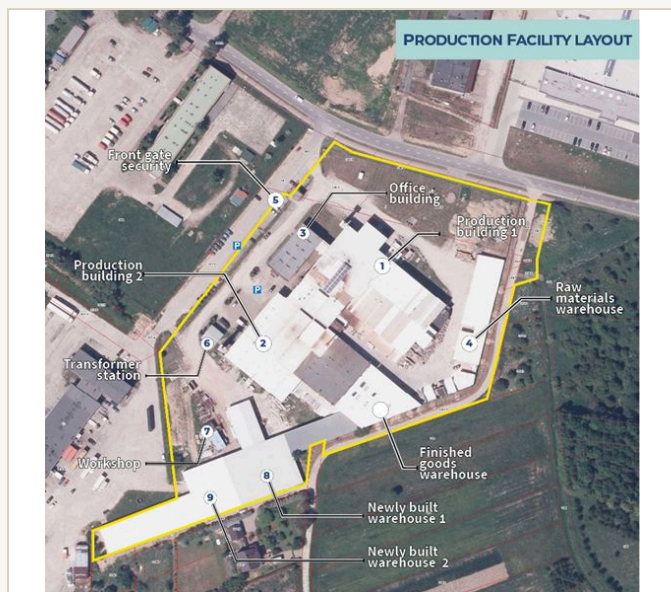
Planning

Zones 12PU (Krosno) and UC (Szczepańcowa) – production / services / commercial use.

Access

~5 km to Krosno centre · ~2.5 km to DK28 · ~60 km to Rzeszów-Jasionka airport · ~90 km to Ukraine.

Income from day one



KEY FIGURE

Buildings	9
Usable area	13,931 m ²
Footprint	11,988 m ²
Volume	76,532 m ³
Land	2.9865 ha
Let (bldgs 1–7)	~10,655 m ²
Vacant (bldgs 8–9)	~3,276 m ²

9.3%

GROSS YIELD ON ASKING
PRICE

PLN 1.0M

RENT P.A. (≈ USD 257K)

9 yrs

TENANT IN OCCUPATION

3 mo.

TERMINATION NOTICE

Lease position

- Leases on buildings 1–7; warehouses 8–9 vacant
- Buyer may step into the trustee's position or terminate with 3 months' notice
- No right of first refusal

Value case

Asking price	PLN 10.7M
Appraisal (Jan 2023)	PLN 20.87M
– main real estate	PLN 14.29M
– warehouse plots	PLN 6.43M
Discount	~49%

Upside

- Re-let or owner-occupy vacant warehouses 8–9 (~3,276 m²) and unused 700 kW power headroom
- Re-pricing on lease expiry or termination; adjacency to expanding airport and planned investment zone

Appraisal figures from the valuation of 25 January 2023. Yield = annual rent ÷ asking price. Figures indicative; no guarantee of future rent or tenancy. USD at NBP 3.8881 (2 Oct 2026).

How the sale works

The sale is conducted by the bankruptcy trustee under Polish bankruptcy law and the published tender rules.

01 Expression of interest
Contact the trustee; request the tender rules and supporting documents.

02 Due diligence & site visit
Inspect the site, buildings and documentation by appointment.

03 Offer / auction
Submit an offer or take part in the auction per the tender rules.

04 Court approval
The bankruptcy court approves the sale; the order extinguishes encumbrances.

05 Transfer of title
Sale of an organised part of the enterprise (ZCP); VAT-exempt.

Scope & terms

- Sale as an organised part of the enterprise (ZCP), VAT-exempt
- Warehouses 8–9 alone: subject to VAT; main real estate cannot be bought without them
- Employees are not transferred
- Airport plans are not part of the sale

Why now

- Price ~49% below appraisal
- Income-producing from day one
- Airport expansion funded and under way

CONTACT - THE TRUSTEE

Syndyk Zawada

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krosnoairportsite.com

This teaser is for information only and does not constitute an offer or a binding commitment. Only the tender rules and the court's decisions are binding. Data as of October 2026.